



Land for Maine's Future Program
Minutes of the Meeting
March 14, 2006

Pine Tree State Arboretum
Augusta, Maine

Board Members Present:

Commissioner George Lapointe
Commissioner Patrick McGowan
Act. Commissioner Ned Porter

Carole Dyer
Leon Gorman
Martha Freeman, Director

Marcia McKeague
Warren Balgooyen

Board Members Absent:

Commissioner D. Martin

Jeff Thaler

[one vacancy]

LMF Staff Members Present:

Tim Glidden
Jim Connors

Steve Brooke

Aline Lachance

Others

Louisa Moore, Freeport Conservation Trust
Jennifer Melville, Freeport Conservation Trust
Jeff Romano, Maine Coast Heritage Trust
Alan Hutchinson, Forest Society of Maine
Jerry Bley, Creative Conservation and consultant to BPL
Connie Cross, Loon Echo Land Trust
Paul Mentag, Loon Echo Land Trust
Chuck Simpson, DOC, Parks & Lands, East Region, Old Town
Burnham Martin, NPS Rivers & Trails
Ken Elowe, Inland Fisheries & Wildlife
Brian Bronson, DOC, Parks & Lands
Ralph Knoll, DOC, Parks & Lands

• **Minutes of the Meeting**

A motion was made by Carole Dyer and seconded by Marcia McKeague to accept the January 17, 2006 Minutes of the Meeting. Vote was unanimous.

[Note: Jeff Thaler not present at the January 17, 2006 LMF Board meeting.]

Conservation & Recreation Projects

- **RiverLink – Garber parcel**, Edgecomb & Newcastle, Lincoln County (26± acres in fee under PA with DOC)
 - Public Notice

Published in the Kennebec Journal on 3/2/06 and the Lincoln County News on 3/2/06.
 - Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$ 31,000 for this parcel and further recommends LMF funding of \$ 31,000 (not including all other costs).
[Note: Match requirements have been satisfied through the project's match bank.]
 - Public Comments

None.
 - Vote

A motion was made by Warren Balgooyen and seconded by Carole Dyer to support acquisition of this parcel. Vote was unanimous.

- **Quarry Woods & Wetlands**, Freeport, Cumberland County (34.8± acres of easement under PA with DOC)
 - Public Notice

Published in the Kennebec Journal on 3/2/06 and Portland Press Herald on 3/2/06.
 - Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$ 75,000 for this parcel and further recommends LMF funding of \$ 50,000 (not including all other costs).
 - Public Comments

None.

- Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to support acquisition of this parcel. Vote was unanimous.

Water Access Projects

- **Attean Pond Lots**, Attean Township, Somerset County (6± acres in fee to DOC)

- Public Notice

Published in the Kennebec Journal on 3/2/06 and the Bangor Daily News on 3/2/06.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$ 210,000 for 2 lots (*one on the north shore and one on the south shore*) on Attean Pond. Match for this project will come from a combination of \$60,000 in cash and a bargain sale of \$45,000.

[Note: A motion was made and approved at the January 17, 2006 Board meeting to allocate funding in the amount of \$210,000 contingent upon an appraisal.]

- Public Comments

Alan Hutchinson noted that the Forest Society of Maine has made extensive investments in this area and that they are very excited to have the project move forward. He thanked the Board for its support.

- Vote

A motion was made by Warren Balgooyen and seconded by Carole Dyer to accept the Appraisal Review Committee's recommendation of an appraisal value of \$ 210,000 for both lots. Vote was unanimous.

5 % Access Improvement Requests

- **Sawyer Mountain Highlands**

The Francis Small Heritage Trust is requesting a grant in the amount of \$8,500.00 for access improvements to install a small parking lot (5-6 cars) on the Smith parcel with space enough to turn a school bus around. This parking lot would create a public access point on the Limerick

side of the Sawyer Mountain Highlands Project area. The parking lot will be gravel surface only. Cost includes: removing some of the topsoil, adding crushed gravel, a culvert, and clearing the area of some small trees.

- Vote

A motion was made by Marcia McKeague and seconded by Carole Dyer to approve access improvement funds in the amount of \$8,500. Vote was unanimous.

- **Mowry Beach**

The Quoddy Regional Land Trust is requesting a grant in the amount of \$4,500 for access improvements to help fund a trail to be built by the Maine Conservation Corps with the goal of ensuring access to the beach and to portions of the backland for public recreation and environmental education.

- Vote

A motion was made by Marcia McKeague and seconded by Carole Dyer to approve access improvement funds in the amount of \$4,500. Vote was unanimous.

- **Downeast Lakes**

The Downeast Lakes Land Trust is requesting a grant in the amount of \$19,740 to support a two-part project: developing a land trail and a water trail on the Farm Cove Community Forest. The Maine Conservation Corps (MCC) will build an additional 1.8 miles of trail along the west shore of Grand Lake and the Downeast Lakes Water Trail portion will focus on improving camping opportunities. Three campsites will be rehabilitated and two new sites will be created by the MCC.

Some discussion centered on the wording of guidelines signs that will be posted at sites traditionally used by Registered Maine Guides. For now, it was suggested that the wording remain. Expenses include cost of materials for picnic tables, bog bridges, sign posts, graphic design services, sign printing, etc.

- Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to approve access improvement funds not to exceed \$19,740. Vote was unanimous.

- **Machias River-Phase I**

The Maine Department of Conservation is requesting a grant in the amount of \$39,500 for access improvement. They propose to install five new vault toilets, install five new info/education

kiosks, remove old decking and install new decking on West Branch Machias and Crooked River bridges, and close out the old access road and construct new access road to one campsite.

- Vote

A motion was made by Marcia McKeague and seconded by Martha Freeman to approve access funds in the amount of \$39,500. Vote was unanimous.

- **Mattawamkeag Lake**

The Maine Department of Conservation is requesting a grant in the amount of \$3,500 for access improvement. They propose to improve and develop two water access campsites on Big Island and Long Point.

- Vote

A motion was made by Carole Dyer and seconded by Warren Balgooyen to approve access funds in the amount of \$3,500. Vote was unanimous.

- **Seboeis Lake**

The Maine Department of Conservation is requesting a grant in the amount of \$3,500 for access improvement. They propose to develop two water access campsites on the south arm of Seboeis Lake to help ease demand on existing sites and expand camping opportunities to a new area of the lake.

- Vote

A motion was made by Marcia McKeague and seconded by Carole Dyer to approve access funds in the amount of \$3,500. Vote was unanimous.

- **Frenchman's Hole**

The Maine Department of Conservation is requesting a grant in the amount of \$10,250 for access improvement. They propose to design and construct parking and toilet facilities on Bull Branch Road which provides access to the popular Frenchman's Hole swimming area and nearby trails. Cost includes: site preparation, concrete vault, toilet house, sign board, excavator and bulldozer use.

- Vote

A motion was made by Marcia McKeague and seconded by Commissioner McGowan to approve access funds in the amount of \$10,250. Vote was unanimous.

- **Camden Hills State Park Additions**

The Maine Department of Conservation is requesting a grant in the amount of \$12,500 for access improvement. They propose to improve three-tenths of a mile and another two-tenths of a mile will be new trail construction to replace steep eroded portions of the old trail. The existing trail will be widened and one bridge will be upgraded. Erosion measures will include culverts, where needed, and super elevation trail segments to allow water to run-off. The tread of the trail will be hardened with gravel where appropriate.

- Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to approve access funds in the amount of \$12,500. Vote was unanimous.

- **Mount Blue-Tumbledown- Phase II**

The Maine Department of Conservation is requesting a grant in the amount of \$47,750 for access improvement. Proposed work includes design and construction of trail-head parking and toilet facilities at the Brook Trail trailhead at Tumbledown Mountain. The new trailhead will be located on the south side of Byron Road west of Tumbledown Brook. Also, approximately three-quarters of a mile of new trail will be constructed on the Little Jackson Mountain-Pond Link to reroute access which is currently on private land.

- Vote

A motion was made by Warren Balgooyen and seconded by Marcia McKeague to approve access funds in the amount of \$47,750. Vote was unanimous.

- **Mount Blue-Tumbledown- Phase I**

The Maine Department of Conservation is requesting a grant in the amount of \$20,200 for access improvement. Proposed work includes replacing a trail bridge west of Hedgehog Hill, upgrading water crossings and trail surfaces between Hedgehog Hill and Gammon Ridge, and design, produce and install three natural history panels at Hedgehog Hill and one trail system orientation panel at park headquarters (Mount Blue).

- Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to approve access funds in the amount of \$20,200. Vote was unanimous.

Project Update & Reconfiguration

- Amherst Mountains

The goals of the 2003 project have not changed. What has changed is that the conservation-minded buyer who was proposed to buy the easement for the 3,289 acre working forest pulled out when International Paper sold the lands to a timber harvesting operator in 2004 – not to the conservation partnership. While the new owner has been harvesting on the property he has refrained from harvesting within the core area of high ecological reserve value and other key ecologically sensitive areas. The FSM will be pre-acquiring the entire property – approximately 5,000 acres with the goal of ultimate state ownership. A purchase and sales agreement is expected to be signed this March and FSM expects to close on the purchase within three months.

- No vote required.

- Sebago Headwaters Preserve

The Loon Echo Land Trust is seeking approval from the LMF Board to amend the original proposal which would enable them to use the remaining funds to acquire 3 new parcels which were not available when the proposal was submitted. The owners would consider selling at or below fair market value. These parcels represent a high priority for protection because they are at the core of their holdings; the Holt Pond project. Efforts to expand project lands eastward have not been successful and after extensive negotiations, the owner of parcel 2 has expressed limited interest in donating a trail easement and is unwilling to sell any property. Other possible acquisitions are on hold awaiting consideration of a working forest easement by Hancock Lands for parcels 4, 6, 7, 8 and 9 from the original proposal. Given the availability of three new parcels at the core of the project, these acquisitions are a higher priority than expansion eastward envisioned earlier.

- Vote to Accept Reconfiguration

A motion was made by Marcia McKeague and seconded by Warren Balgooyen to approve project reconfiguration. Vote was unanimous.

Other Business

STAFF UPDATES:

- L.D. 2050 – Kennebec River, Shawmut LMF Project

Resolve, to Allow the Department of Inland Fisheries & Wildlife to convey a part of a parcel of land in the Town of Fairfield. This would allow the Commissioner of IF&W to quitclaim deed without covenant convey for the purposes of a housing development a certain lot or parcel of land situated (roughly 7 acres) in the Town of Fairfield west of the railroad track, surrounded by housing, for low income housing. This transaction would require approval by 2/3 vote of the Maine Legislature.

- Working Waterfronts

It was noted that Coastal Enterprises Inc. (CEI) and the Island Institute (a joint partnership) were recently awarded a contract to provide Program Management Services to the Department of Marine Resources for the new program. This will involve working with waterfront commercial fishing businesses that want to secure and preserve access in their community for future generations. Businesses will be encouraged to submit their proposals to CEI and the Island Institute for feedback and help addressing the program criteria as part of the application for state financial support. The application process will be competitive and is currently being developed. The RFP should be out June 2006 and a workbook similar to the LMF workbook is being drafted.

Any grant made under the program will have a requirement that the protected property may not be used, altered or developed in a manner that precludes its use by commercial fisheries businesses. The owner of the property must agree to enter the property into a conservation easement, access easement and/or other permanent interests in the land. The ultimate goal is to stimulate long-term preservation of Maine's working waterfront.

The Commissioner's Review Panel held its 1st meeting last week. Former LMF Board member, Roger Berle is on the review panel.

- Omnibus Land Bill

LD 2015 Resolve, Authorizing Certain Land Transactions by the Department of Conservation, Bureau of Parks & Lands. This legislation will authorize multiple transactions by the Director of the Bureau of Parks & Lands to convey certain property owned by the State and located in Aroostook, Cumberland, Franklin, Penobscot, Piscataquis and Washington counties. The land exchange in Pownal will facilitate further progress on the Bradbury-Pineland LMF project.

- Meserve Farm Update

A small 'taking' by the Department of Transportation is expected as part of the road project. The Scarborough Land Trust and Department of Agriculture will update the Board at its next meeting.

- Projects withdrawn

- Great Moose/Wild Goose and Varnum Farm

In both cases, appraisal(s) did not meet owners expectation and they are no longer interested in participation. The owner of Great Moose/Wild Goose is pursuing an offer from another interested buyer.

- Board Committee Assignments

Scoring Committee Members

Carole Dyer
Warren Balgooyen
Jeff Thaler
Commissioner George Lapointe

Nominating Committee Members

Carole Dyer
Marcia McKeague
Martha Freeman, SPO Director
Commissioner George Lapointe
Commissioner Patrick McGowan
Commissioner Seth Bradstreet

- The schedule for the Scoring & Nominating Committees

The Scoring Committee will meet on Monday, April 3, 2006. Committee members will be reviewing and assigning points to each of the 33 proposals received.

The Nominating Committee will meet on Monday, April 24, 2006. Committee members will be review the full list of scored proposals, identifying issues of concern and proposing a list of finalists to the full Board for their consideration at the May 16-17 board meeting at Maple Hill Farm.

Adjourned

Board meeting adjourned at 2:30 p.m.